

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, May 14, 2015 • 7:00 p.m., Old School House Common

DRAFT

DRB members present: James Arisman (Chair), Gary Leach, Jenny Warshow, and Les Snow. Absent: Michael Schumacher. Also present: Bob Light (Zoning Administrator), Barbara Burkhalter (recording secretary), John Anderson, Greg Breer, Brandon Breer, Kathryn Drury, Joe John, David Montgomery, Alice Merrill, Nathan Farnham, and Melissa Farnham.

The DRB members reviewed and approved the minutes of meeting dated January 8, 2015.

Request from Greg Breer for a 2-lot subdivision at 110 Folsom Hill Road. Parcel ID #FO004:

At 7:15 p.m., with a quorum present, James Arisman opened the hearing to review Greg Breer's application. All parties intending to testify were sworn in.

- The applicant would like to subdivide a 5 acre parcel into 2 lots and sell the second parcel
- There are 2 dwellings on the property, with water and sewer already in place
- Applicant turned in a list of signatures from adjacent landowners confirming their receipt of the notice of hearing
- The ZA stated that placing the proposed property line right down the middle of the shared driveway for could cause future issues, for example if there was a dispute in dealing with a curb cut that's going to be wide enough for both driveways
- Mutual right of ways may be required for the shared driveway
- There is 90' or more of road frontage
- There is 30'6" between the two houses

At 7:23 p.m., there being no further testimony or questions, the hearing was closed. The DRB will issue a written decision within 45 days.

At 7:25 p.m., with a quorum present, James Arisman opened the hearing to review the John/Drury application. All parties intending to testify were sworn in.

Request from Joseph John and Kathryn Drury to finish a barn and convert it to an additional, 2-bedroom dwelling. 1118 Maple Hill Road, Parcel ID #MA032:

- Applicants would like to finish the half-built timber frame bar and turn it into living space, with a workshop on the ground floor, 2-bedroom apartment on the second floor and add a shed and a garage on the side
- There is an existing, barely used septic system nearby that could be connected to the barn
- There are two already 2 livable structures on the property, so this requires a site plan review by the DRB
- Changing the barn to livable space would require change of use approval by the ZA
- Applicants asked if the barn could be an accessory building
- The DRB discussed the limitations and requirements differences of a livable structure and accessory building
- Applicants withdrew the term "accessory" and would like to go back to the original plan to have 3 livable structures on the property
- Applicant turned in a list of signatures from adjacent landowners confirming their receipt of the notice of hearing
- There would be no increase in traffic, applicants would like to plant trees around the barn

- If the site plan is approved by the DRB, applicants would need to go to the ZA for a building permit and get a letter from the state regarding the septic system
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At 7:46 p.m., there being no further testimony or questions, the hearing was closed. The DRB will issue a written decision within 45 days.

Informational meeting with David Montgomery, Alice Merrill, Nathan Farnham, and Melissa Farnham:

- In 2014 the Farnham/Gosselin building permit was denied, because the proposed garage would have been within the boundary of the right of way shared with Alice Merrill; they applied for a variance, which was not granted
- They would like to reduce a section of the right of way, so that the proposed garage would not be within the boundary of the right of way
- Alice would like to know if the change would affect her ability to develop
- The DRB members reviewed the survey and proposed right of way
- If property was ever subdivided in the future, the properties and the subdivided parcel would have no road frontage, with proposed right of way (if there is no road frontage, the property must have a 50' right of way)
- The only way to make subdivisions and build in the future, would be for there to be a 50' right of way go into the new lot, or go from one to the other; would have to access the new lot with a 50' right of way
- The neighboring property owner has road frontage
- James informed the guests that this is an informational meeting and the members could be helpful, without issuing any advice; he suggested they get an attorney and have the attorney talk to the surveyor, then they need to make a decision and bring it back before the DRB

At ___ p.m. James Arisman made a motion for the DRB to enter closed session to deliberate the pending applications, ____ seconded the motion, and all were in favor. The DRB entered deliberative session.

At ___ p.m. James Arisman moved to adjourn deliberative session, ____ seconded the motion, and all were in favor. The DRB returned from deliberative session.

At ___ p.m. James Arisman moved to adjourn the meeting, ____ seconded the motion, and all were in favor. The meeting was adjourned.

Respectfully submitted,
Barbara Burkhalter